

REALTY AND BUILDING NEWS OF THE CAPITAL CITY.

RAILWAYS OBJECT TO UNION STATION BILL.

Opposed to the Massachusetts Avenue Site.

THE RESULT MAY BE A DEADLOCK.

Possibility That Entire Project Will Fall Through.

Senate Committee Strongly in Favor of This Site and Against the C Street Project.

It is hinted by a gentleman thoroughly familiar with the union railway station project that the Pennsylvania and Baltimore and Ohio Railway people are not in the least agreeable to the bill presented by Senator McMillan, chairman of the Senate District Committee, and providing for the station on and north of Massachusetts Avenue. It is feared by some that the result of this may be the failure of the entire project.

It is said that the railways still wish to have the station on C Street, and that they are likely to make a determined fight for this site before they give it up. The railway engineers continue to take the position that the Massachusetts Avenue site presents very grave engineering difficulties, almost insurmountable, and of such a nature as, in their opinion, to more than balance any of the advantages of this location.

Plans for C Street Site.

It is understood that surveys are still being made, and plans developed by the railway people for a C Street station, but these, of course, are entirely tentative, and based simply on the hope that a turn may come in the situation in their favor. As far as can be learned, the Senate District Committee still favors the Massachusetts Avenue site strongly. It is said by people in close touch with the situation that the railways would undoubtedly be able to defeat any project that they objected to strenuously, but that on the other hand the Senate District Committee could also defeat any bill prepared by the railways if it were not agreeable to the committee. If, therefore, there is a positive difference of opinion such as the one suggested, it is feared by some that the result will be a deadlock. Others say that this is what the railways really desire, but there is no very good evidence of this.

THE ASTORIA FLATS SOLD.

Alonso O. Bliss the Purchaser for \$100,000.

The big Astoria apartment house, at the corner of G and Third Streets, opposite the Pension office building, has changed hands, the new owner being Mr. Alonso O. Bliss. The price paid by Mr. Bliss was \$100,000. He will expend about \$10,000 in repairing and rearranging the buildings which are included in the apartments.

The transaction is one of the most interesting recently made in this city. The Astoria is a combination of two flat buildings, the Harrington and the Tavistock, which were built several years ago. They have been in the hands of a New York realty company, and their purchase by Mr. Bliss brings them under local control again. It is said that the two buildings originally cost much more than the price paid by Mr. Bliss.

Secretary Hay's Property.

The experience of Secretary Hay and his business men with the fine Connecticut Avenue property in their attempt to secure capital for the erection of a fine apartment house has been duplicated in a number of instances recently. Secretary Hay bought this property with the intention of ultimately erecting on it an \$800,000 apartment house. Plans were drawn and an attempt was made to form a stock company.

Mr. Hay subscribed for a large part of the stock, and a number of capitalists were interviewed in a tentative way regarding the balance of the capital to be furnished. They hesitated, it is said, and the plan is now in abeyance, with no prospect of its immediate fulfillment. The property is self-supporting, and for this reason Secretary Hay and those associated with him are not anxious to press the plan.

Is Flat Building Overdone?

It is said that this same unwillingness to embark in the apartment house business has been manifested quite frequently of late. Apparently capitalists are of the opinion that the business has been somewhat overdone. There are arguments on both sides of this proposition, and good ones.

It is certain that the number of apartment buildings has increased very rapidly in the few years since the first was built. They have almost made a revolution in living at the Capital City. And it is quite certain that the population of the city is not increasing as fast as the apartment house building is, in proportion. In time the timid capitalists say the people will begin to feel that they will not have children in their families for the space of a year, the term of the usual contract, will all have ceased to appear, and there will be no more new tenants. On the other hand, there is the very clear argument of fact that up to the present time these buildings are all filled up rapidly as soon as they are completed.

Two Apartment Houses Planned.

Architect T. F. Schneider has made plans for two large apartment houses, one near the business section of the city and the other farther out in the Northwest. It is stated that they will be quite as important in size and cost as the other similar buildings erected by him during the past few years. He is not willing to give particulars as to their location as yet, owing to slight hitches in the transfer of portions of the realty.

Mr. Schneider has had a rather unsatisfactory experience with capitalists in his apartment house ventures. His buildings were erected by stock companies, but the stock was not very generously subscribed, and he has finally bought in nearly all the outstanding securities of all his companies. It is said that he owns outright the Fair and that his holdings in the Sherman and the Albemarle are very large.

ACTIVITY IN THE SUBURBS.

North Columbia Heights, Bloomingdale, and Takoma Park.

The North Columbia Heights subdivision has been extremely successful, it is said. The lots have been nearly all sold in the short time that the property has been on the market. The success of Mr. Fulton R. Gordon, the promoter of this subdivision, is considered another most pleasing evidence of the real and growing prosperity of the real estate market. It is

understood that a number of other suburban subdivisions are under contemplation, and that during the coming spring the developments will be more interesting in this direction than they have been for a number of years.

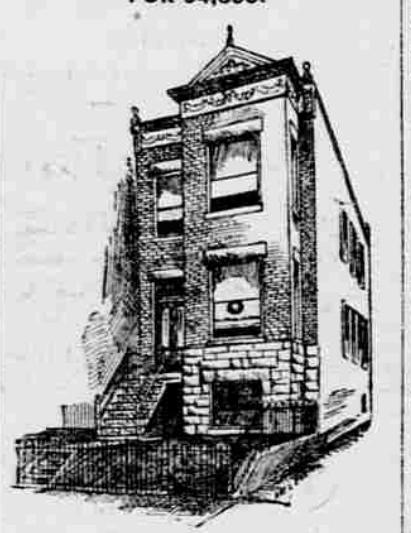
Mr. Louis P. Shoemaker reports that he has had several offers for large tracts of his Connecticut Avenue extended property since the success of the North Columbia Heights project was demonstrated. The property desired was as far north as Grant Road, and beyond Cleveland Park. The prices offered ranged from \$1,500 to \$2,000 an acre, and the amount of land desired was, in one case, 100 acres. Mr. Shoemaker refused all these offers.

Building in Bloomingdale.

The Bloomingdale district, in the vicinity of North Capitol Street, and north of Florida Avenue, continues to witness much activity in building and in real estate transfers. A large number of houses are being erected, and work has continued on them throughout the winter with little delay on account of the cold weather. Plans for many other single houses and rows of dwellings are under contemplation.

Messrs. Speich & Halstipp are building seventeen houses on First Street between V and W Streets, and the work on them is being steadily pushed. They are three stories in height. Messrs. Mid-

R. RANDOLPH TURNER,
715 14TH ST. N.W.
FOR SALE—ON CAPITOL HILL.
This Beautiful New Modern Home,
FOR \$4,300.



DESCRIPTION.
Two stories and concrete cellar under the entire house; furnace heat; handsome black Roman press brick front; stone base and trimmings; wide hall; seven large rooms; modern bath; floor; plate glass storm doors; tiled vestibule; tiled fireplace; every room has southern exposure; modern bath; with porcelain tub and stationary washstand; will be pleased to suit purchaser.

TERMS.
Small cash payment; balance \$32 per month, including interest. This house was built for the house of the present owner at a cost of \$4,800. Unfavorable circumstances make a sale necessary. Do not hesitate one moment to take advantage of this rare bargain.

SEE LARGE PHOTOGRAPH AT OFFICE.
HERE IS ANOTHER SPLENDID HOME OR INVESTMENT.
PAYS 6 PER CENT ON \$5,000.
PRICE, \$1,500.

DESCRIPTION.
CAPITOL HILL.
It is nearly new and is modern in every detail; is on the corner of an alley, with a lot 18 feet wide; has seven large rooms, modern bath, porcelain tub, stationary washstand, speaking tubes, tiled vestibule, bay window, press brick front, and built by day labor, to stand forever.

House next door sold for \$3,500. This one is just like it, which is a lot for \$1,500 less.

PRICE, \$4,500.
Near Maryland ave.; lot 17,000; concrete walls; 2 stories, press brick bay window front; 4 rooms on a floor; concrete cellar; furnace heat; colored mantels; tiled vestibule; tiled bath; porcelain tub; tiled fireplace; large closets; a perfectly new house, never occupied. Terms, \$500 cash; balance, \$20 a month.

PRICE, \$4,500.
I have also a very handsome \$15,000 house on Washington Heights. Price reduced to \$10,000. Newly built and modern in every way. Cost over \$10,000 to build alone. Near two car lines. Apply at once.

R. RANDOLPH TURNER.
715 14TH ST. N.W. TELEPHONE MAIN 214-5.

Harvard Street, Columbia Heights, Between 9th and 10th Sts.

Price only \$3,850.

Easy Terms.

Same as rent.

Open for Inspection.

Only a few of these modern houses on beautiful Columbia Heights left for sale. Inspect and decide today. Tomorrow all may be sold. Remember the location: Harvard St., between Ninth and Tenth Sts., Columbia Heights; Washington's choicest residential section; high, healthy, no malaria; wide streets; convenient to cars, stores, schools, and churches. Two stories; red press brick bay windows; six rooms, bath, cellar, furnace, coal and gas ranges, porcelain bathtub, open nickel plumbing, three cabinet mantels, beautiful gas fixtures, electric gas lighting, nicely papered and decorated.

Take either 14th st. or 9th st. cars to Harvard st. My salesmen will be there today.

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During the past year Stone & Fairfax, real estate brokers, have sold fifty-four houses in this location. Of this number thirty were for F. A. Blundon, six for Collins & Gaddis, three for Bailey & Alken, three for B. H. Warner, three for Roland C. Booth, and three for John M. Henderson. They also sold several single houses for individual owners. In some cases the houses were disposed of before completion.

New Houses for Takoma Park.

A number of handsome houses are in process of erection in Takoma Park, and the suburb has more the air of a real estate and building boom than it has had for several years. Within a stone's throw of the new school building there are six new houses varying in cost from \$3,500 to \$5,000, either finished or nearing completion, and two or three other plans are under contemplation.

The Takoma Club and Library is erecting an addition to its building to be occupied by a set of bowling alleys in the near future. It is hoped that the alleys will be installed within eight weeks.

Mr. Louis P. Shoemaker, the real estate broker, has sold for Mr. Osborne to Gen. George N. Beale, a small tract of land on Brightwood Avenue west of Takoma Park for \$4,500. General Beale intends to improve the property with the near future with two or three residences.

RECENT REALTY SALES.

Representative Hixey Buys a Handsome Virginia Country Place.

Mr. Alonso L. Bliss has made several important transactions in realty recently that are attracting attention among the brokers in addition to his purchase of the Astoria flats. He has purchased

from James F. Shepperson a number of vacant lots in square 830, adjoining the Hay School Building, at the corner of Sixth and K Streets, for about \$15,000, giving as part payment two large farms in Virginia. The lots bought are 11 to 15, inclusive, and 37 to 43, inclusive. It is understood that Mr. Bliss is considering plans for an apartment house on the property, or part of it. The Virginia farms are near Richmond, and adjoin the courthouse of Goodland. They comprise about 625 acres.

Homes for Colored People.

Mr. Bliss has sold to a syndicate a sixty-acre tract near Hyattsville, adjoining the old Bliss tract, the Schneider place, and the Hourich property. It is understood that the purchasers intend to subdivide the property and sell to colored people.

Representative John F. Rixey of Virginia has bought a handsome tract of 1,500 acres, improved by an old colonial mansion, at Manassas, Va., for a country residence. The property was formerly the William H. Campbell estate. It is close to the old Bull Run battlefield, and Bull Run runs through it for a distance of one mile or more. The estate is almost adjoining the country estate of Robert Porter.

Transfer of E Street Property.

Mr. Louis P. Shoemaker has sold a house on the north side of E Street, between Ninth and Tenth Streets. The property will be remodeled and rearranged for a business building. It has been noted by real estate men that this square of E Street is undergoing a number of improvements for business houses, and it is suggested that E. Like G Street, is likely in the near future to get a large overflow of business houses from F Street.

Mr. Shoemaker reports other sales as follows this month: Two houses on G Street, between First and Second Streets; two houses on H Street, between Fourth and Fifth Streets; a house on Florida Avenue, between Thirteenth and Fourteenth Streets; house 1341 V Street, between 2500 N Street, the latter sold to Miss Mary G. Carpenter.

HOUSES FOR SALE.

A well-built house at a sacrifice—reduced to \$5,500. A 9-room brick, with all modern conveniences, in the best section of Columbia Heights; side light; convenient to cars; we invite comparison as to locality and price with other houses held at \$8,000 and \$10,000.

NEAR DUPONT CIRCLE.

The finest house ever offered in this select locality for the price, \$5,000. Contains 11 rooms, hot water heat, tiled bath, and is in all respects a thoroughly modern house. Other houses in same row have sold for \$7,000. We are able to offer this last one for \$5,000.

AS AN INVESTMENT.

See those eight small houses we are offering for \$7,200. Pay \$68 per month; 10 per cent net; bricks; in perfect repair and never vacant.

FOR A MAGNIFICENT HOME.

We can offer you a beautiful house on Mass. ave., west of Dupont Circle, containing 10 rooms and all modern conveniences; suitable for entertaining; price, \$30,000; perfect.

GREAT OPPORTUNITY FOR CAPITALISTS

To secure acreage close to District Line in Montgomery County, Md., and within close proximity to electric railroad and along the Palisades of the Potomac. This property contains 50 acres, and can be bought at present at a low figure. It lies so that a system of sewerage can be arranged without great cost, and 2 artesian wells on different parts of property would supply sufficient water for at least 500 houses. Now is the time to secure this land at a very low price.

THOS. G. HENSEY, 1300 F Street N.W.

FOR RENT

Two large rooms, north and south lights; heated; 2d floor; 1329 F Street N.W. Excellently adapted for lawyers' offices, studio, &c.

\$35.00 Per Month.

Three large rooms and bath; 3d floor; 1329 F Street N.W. Charming for light housekeeping, or bachelor's apartments.

\$30.00 Per Month.

Handsome office rooms, 1331 F Street; 3 "en suite;" heat; light and elevator service.

ELLERSEN & WEMPLE,

603 14th Street.

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